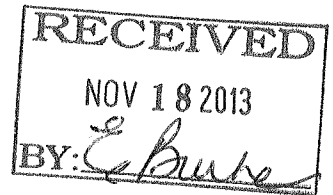


**GENERAL PLAN
FOR THE PROPOSED
FLAGSTAFF DOWNTOWN BUSINESS IMPROVEMENT
AND REVITALIZATION DISTRICT**



The General Plan, as provided for by A.R.S. § 48-6802, is as follows:

AREA TO BE INCLUDED IN THE DISTRICT:

The area or areas to be included in the district are generally described as follows: the properties within the area bounded by the east/west alley between Birch and Cherry Streets to the north, Agassiz Street to the east, West Phoenix Avenue to the south and Humphreys Street to the west.

A legal description and map of the district boundaries is attached hereto as Exhibit A and Exhibit B.

PURPOSES OF THE DISTRICT:

The district is to be formed for all purposes allowed by law.

GENERAL DESCRIPTION OF THE IMPROVEMENTS FOR THE DISTRICT:

The improvements for the district shall include infrastructure improvements that will result in a beneficial use principally to land within the geographical limits of the district, and enhanced municipal services, all as defined by A.R.S. § 48-6801.

AREAS TO BE IMPROVED:

The areas to be improved with infrastructure improvements may include land within or outside the geographical limits of the district. The areas to be improved with enhanced municipal services shall be within the limits of the district.

IMPLEMENTATION:

The board of directors shall be responsible for implementing the General Plan, including approval of any specific plans and specifications. Financing of the improvements shall require voter approval, to the extent required by A.R.S. §§ 48-6801 -48-6819 as amended.

Filed this 18th day of November, 2013 In the official records of the City Clerk.

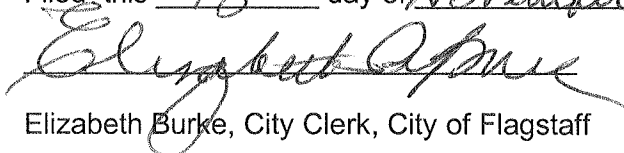
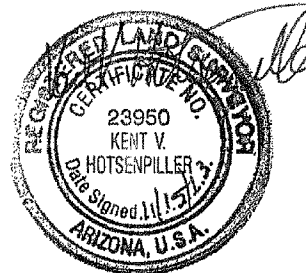

Elizabeth Burke, City Clerk, City of Flagstaff

EXHIBIT A

The following is a description of parcels of land as shown on the Flagstaff Plat as recorded in Book 1 of Maps, Page 16, Coconino County Records, situate in the SE¼ of section 15 and the SW¼ of section 16, Township 21 North, Range 7 East, G. & S.R.M., Flagstaff, Coconino County, Arizona being more particularly described as follows:

Lots 1 through 12, Block 3A of said plat;
Lots 1 through 12, Block 34 of said plat;
Lots 1 through 12, Block 33 of said plat;
Lots 1 through 24, Block 32 of said plat;
Lots 1 through 27, Block 2A of said plat;
Lots 1 through 26, Block 19 of said plat;
Lots 1 through 24, Block 18 of said plat;
Lots 1 through 24, Block 17 of said plat;
Lots 1 through 24, Block 1A of said plat;
Lots 1 through 24, Block 6 of said plat;
Lots 1 through 24, Block 5 of said plat;
Lots 1 through 24, Block 4 of said plat;

Assessor Parcel 100-44-006A, ATSF Railroad;
Assessor Parcel 100-44-001, BNSF Railroad;
Assessor Parcel 100-44-002A, BNSF Railroad;
Assessor Parcel 100-44-006B, Flagstaff Chamber of Commerce;
Assessor Parcel 100-44-005A, City of Flagstaff;
Assessor Parcel 100-44-004D, City of Flagstaff;
Assessor Parcel 100-44-003E, BNSF Railroad;
Assessor Parcel 100-44-003C, City of Flagstaff;
Assessor Parcel 100-44-004E, City of Flagstaff;
Assessor Parcel 101-27-002D, City of Flagstaff;
Assessor Parcel 101-27-002C, ATSF Railroad;
Assessor Parcel 101-27-001C, BNSF Railroad;



Expires: 8/31/15

Including the Rights-of-Way as shown.

Exclusions from District:

1. With respect to any multi-story building located in the district, any story above the second floor shall be excluded from the district. In the event a new building is constructed after formation of the district, the same rule shall apply. For district purposes, the property value of that portion of a multi-story building located within the district shall be determined by the Coconino County Assessor.
2. All personal property, as determined by the Coconino County Assessor.

Said parcels shown on the attached Exhibit B which by this reference is made a part hereof.

Mogollon Engineering and Surveying, Inc.

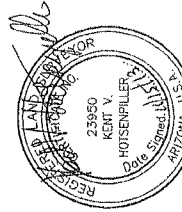
411 W. Santa Fe Ave. Flagstaff, AZ 86001- P.O.-Box 1952 Flagstaff, AZ 86002-mogollon99@aol.com- 928-214-0214

FLAGSTAFF BUSINESS
IMPROVEMENT AND
REVITALIZATION DISTRICT
LEGAL DESCRIPTION EXHIBIT
1 OF MAPS PAGE 16,
COCONINO COUNTY RECORDS
LOCATED IN THE SE1/4
SECTION 16 AND THE SW1/4
SECTION 15, T 21 N, R 7 E,
FLAGSTAFF, COCONINO
COUNTY, ARIZONA

Including the Rights-of-Way as shown.

Exclusions from District:

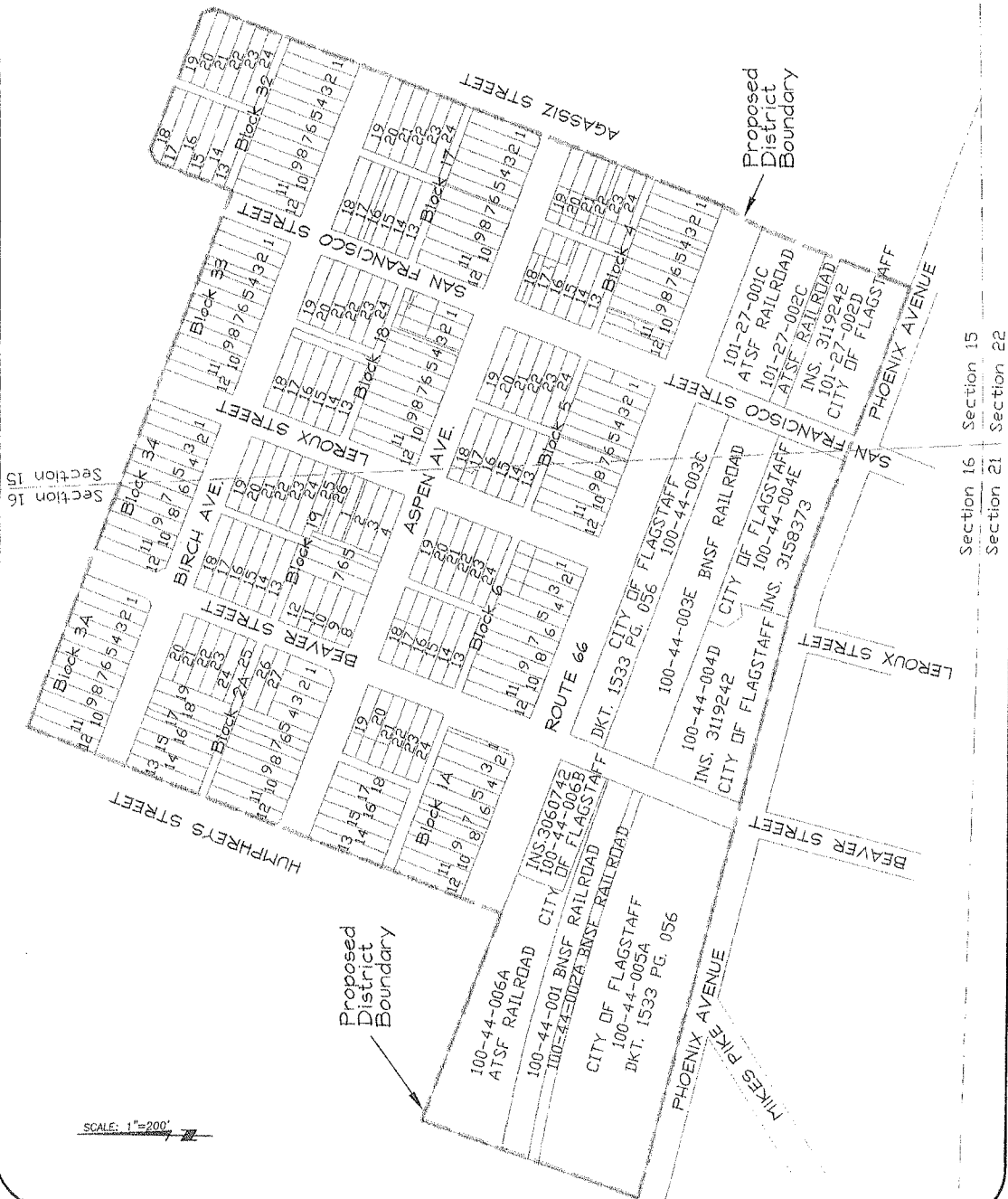
1. With respect to any multi-story building located in the district, any story above the second floor shall be excluded from the district. In the event a new building is constructed after formation of the district, the same rule shall apply. For district purposes, the property value of that portion of a multi-story building located within the district shall be determined by the Coconino County Assessor.
2. All personal property, as determined by the Coconino County Assessor.



Expires on 3/31/16

Information shown hereon is from
City of Flagstaff G.I.S. No field
work was performed by **MOGOLLON**
Engineering & Surveying, Inc.

1 of 1



SCALE: 1"=200'